



**HESS**  
AUCTION GROUP

# Public Auction

REAL ESTATE

## 3 UNIT INVESTMENT PROPERTY W/ 8 GARAGES & SEPARATELY DEEDED LOT



Thurs. May 5, 2022 • 5PM

1620 CHESTNUT ST.  
LEBANON, PA 17042

### Fredrick May Estate, 2 Properties One Evening

**Parcel 1:** This is an extremely well maintained income producing property. It hosts a spacious 3-unit apartment building that includes one, two- bedroom remodeled apartment and two, one-bedroom apartments. Each unit has full bath, living room, dining area and kitchen. Carpets are in surprising good condition with separate updated mechanicals. Other amenities include detached 8 bay garage with partitions currently rented separately. Attached is a separately deeded lot.

**AUCTIONEER'S NOTE: PROPERTY IS BEING SOLD TO SETTLE AN ESTATE. UNITS HAVE NOT BEEN NEGLECTED AND PROVIDES AN EXCELLENT OPPORTUNITY**

Auction for: Fredrick May Estate  
Attorney:

**SHOWN BY APPOINTMENT**

\*For information about financing call 717-664-5238\*

**Real Estate Terms & Conditions:** 10% down day of sale. Balance due at settlement on or before 45 days. Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM  
AY000253L



**Type:** 2 Story Semi Detached  
**Construction:** Frame  
**Exterior:** Vinyl  
**Roof:** Asphalt  
**Garage:** Detached 3-bay  
**Square Footage:** 2,117sq. ft.  
**Lot Size:** 0.10 acres  
**Year Built:** 1908

**Heating/Cooling:** Natural Gas Heaters/Windows  
**Flooring:** Carpet, Vinyl  
**Electric:** Separate Services  
**Water/Sewer:** Public, Multiple Water Heaters  
**Zoning:**  
**Taxes:**  
**School District:** Cornwall-Lebanon SD  
**Township:** N. Cornwall Township

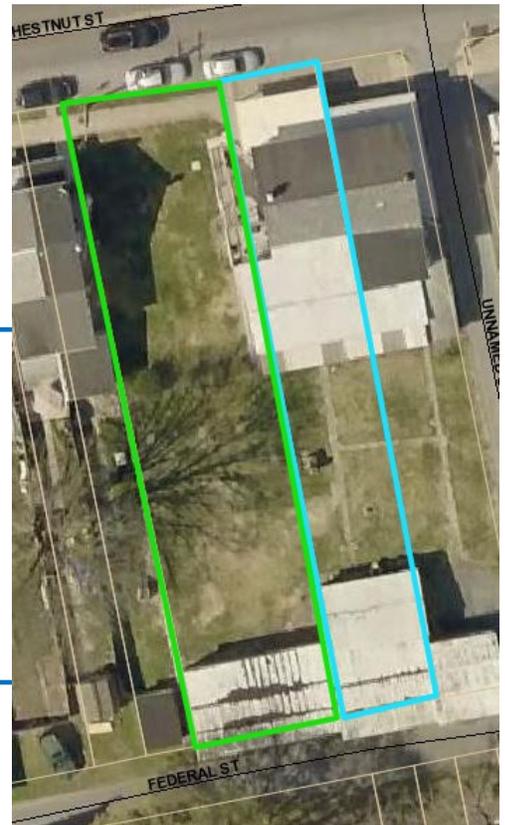
### **First Floor-Front Unit**

**Living Room:** 9'6" x 19'3", Carpet  
**Dining Area:** 7'5" x 11'2", Vinyl  
**Kitchen:** 7'9" x 11'5", Natural Gas Stove, Tile  
**Bedroom:** 11'4" x 11', Walk-in Closet  
**Bath:** 3'11" x 9'6", Shower, Vinyl  
**Laundry:** 3'9" x 7'2", Vinyl



### **First Floor-Rear Unit**

**Living Room:** 22'5" x 8'4", Wood Paneled Walls and Ceiling, Front and Rear Doors, Closet, Carpet  
**Kitchen/Eat-in Area:** 9'5" x 12'6", Natural Gas Stove, Vinyl  
**Bedroom:** 9'4" x 12'5", Closet with Washer/Dryer Hook-up, Ceiling Fan, Walk-in Closet, Carpet  
**Bath:** 5'1" x 10'10", Shower, Electric Baseboard, Vinyl



### **Second Floor Unit**

**Kitchen/Eat-in Area:** 11'10" x 9'5", Electric Stove, Tile  
**Living Room:** 9'6" x 19'5", Ceiling Fan, Carpet  
**Bedroom 1:** 18' x 9'5", Ceiling Fan, Closet, Carpet  
**Bedroom 2:** 11'10" x 9'3", Ceiling Fan, Closet, Carpet  
**Office/Bedroom 3:** 12' x 8'3", Closet, Carpet  
**Bath:** 6'4" x 9'8", Shower, Closet with W/D Hook-up, Vinyl

### **Exterior**

**Covered Front Porch, Rear Wood Deck**  
**On Street Parking**

**\*All Measurements are Approximate\***

### **LENDERS**

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